

**FAIRFAX DEVELOPMENT REVIEW BOARD
GENERAL & HEARING MINUTES:**

Members Present: Jason Heyer, Michelle Dufresne, Claude Rainville, Martha Varney
Public Present: Amber Soter, Z.A., Scott Moreau, Cheryl Lupien

7:05 PM- J. Heyer called the meeting to order.

7:06 PM- Request of the Sunset View Estates LLC (Cheryl Lupien) for a two lot subdivision of the property located at 45 Toof Road. Parcel ID TF0045. This does not have any proposed development.

Warning was read and introductions were made.

Cheryl Lupien is subdividing off a parcel of land for Scott Moreau. There is no proposed or approved development on this parcel. There was discussion on the irregular lot size and it was determined that they reasoning is to provide a buffer to neighboring properties should future development occur in the remaining land. The board questioned the lot size and it being 7.66 acres. The conservation district is 5 acres and the number of lots is to be calculated based on the total parcel minus the easements etc and not solely just the new constructed lot. It was determined that Lupien could adjust her lot size to make it more of a regular sized lot and smaller parcel due to the total developable land on the main parcel. They requested a recess while they discussed their options.

7:40 PM M. Varney made a motion to recess the hearing until July 23, 2019 at 7p.m.. **M. Dufresne 2nd**. All in favor.

7:45 PM M. Varney made a motion to approve the Minutes from May 7, 2019. **C. Rainville 2nd**. All in favor.

8:01 PM – M. Dufresne made a motion to adjourn. **C. Rainville 2nd**. All in favor.

Respectfully submitted,

Amber Soter, Zoning Administrator, DRB & Planning Commission Coordinator

Signed: _____ **Date:** _____
For the Development Review Board

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These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.